102.0	0002	0018.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	799,500 / 799,500
					USE VALUE:	799,500 / 799,500
					ASSESSED:	799,500 / 799,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
185		MOUNTAIN AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARVANITIS JOHN/PARTHENA
Owner 2:	
Owner 3:	
Street 1:	185 MOUNTAIN AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FUREY JULIE A -
Owner 2:	-
Street 1:	185 MOUNTAIN AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 2076 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	421,500		378,000	799,500
Total Card	0.138	421,500		378,000	799,500
Total Parcel	0.138	421,500		378,000	799,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 385.12 | /Parcel: 385.1

Legal Description

User Acct 65823

GIS Ref

GIS Ref

Insp Date 08/23/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 102.0-0002-0018.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	421,600	0	6,000.	378,000	799,600	799,600	Year End Roll	12/18/2019
2019	101	FV	316,000	0	6,000.	383,400	699,400	699,400	Year End Roll	1/3/2019
2018	101	FV	316,000	0	6,000.	286,200	602,200	602,200	Year End Roll	12/20/2017
2017	101	FV	316,000	0	6,000.	259,200	575,200	575,200	Year End Roll	1/3/2017
2016	101	FV	316,000	0	6,000.	248,400	564,400	564,400	Year End	1/4/2016
2015	101	FV	308,200	0	6,000.	210,600	518,800	518,800	Year End Roll	12/11/2014
2014	101	FV	308,200	0	6,000.	199,800	508,000	508,000	Year End Roll	12/16/2013
2013	101	FV	308,200	0	6,000.	190,100	498,300	498,300		12/13/2012

!8159!

PRINT

Date	Time
12/10/20	22:44:28

LAST REV

Date	Time
09/24/18	10:13:04

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8159

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FUREY JULIE A	36416-435		9/16/2002		499,000	No	No		
FISCHER MARK R	30711-349		9/3/1999	Change>Sale	216,500	No	No		
FISCHER MARK/ET	23184-411		5/14/1993		99	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2017	1229	Solar Pa	7,500	C				
6/19/2000	552	Wood Dec	2,000	C				12X27 WOOD DECK
11/23/1999	789	Addition	25,000					2ND LEVEL, SMALL A

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	MEAS&NOTICE	BS	Barbara S
4/15/2009	Measured	372	PATRIOT
12/18/2002	MLS	MM	Mary M
6/19/2000	MLS		
11/9/1999	Mailer Sent		
10/21/1999	Measured	263	PATRIOT
8/22/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	65823
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	0.90	5			Locatio	-10					378,000						378,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 378,000 | Spl Credit | Total: 378,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.15578032
Const Adj.:	0.99742496
Adj $ / SQ:	144.101
Other Features:	91500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	517874
Depreciation:	96325
Depreciated Total:	421550

COMMENTS

CONVERTED TO COLONIAL FROM RANCH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 2				HB		

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

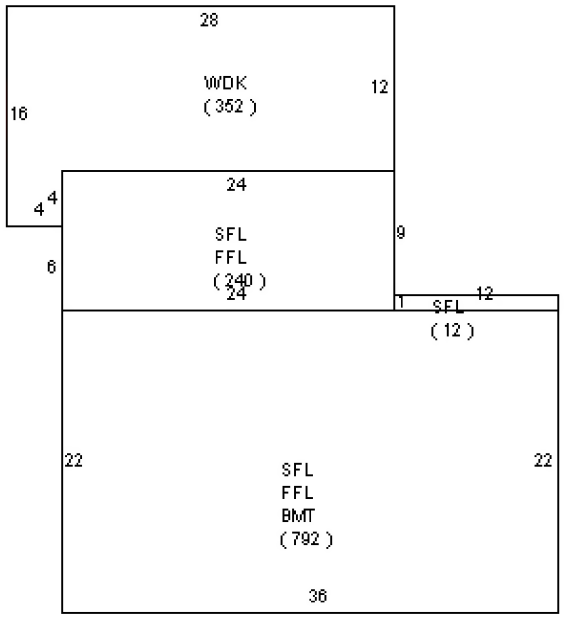
No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	174.36
Special Features:	0	Val/Su Net:	130.90
Final Total:	421500	Val/Su SzAd	203.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,044	144.100	150,441
FFL	First Floor	1,032	144.100	148,712
BMT	Basement	792	43.230	34,238
WDK	Deck	352	8.820	3,104

Net Sketched Area:	3,220			Total:	336,495
Size Ad	2076	Gross Are	3220	FinArea	2076

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

102.0-0002-0018.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	